info@country-estates.com www.country-estates.com

7 Larchfield, Antrim, BT41 2BQ

PRICE Offers Over £114,950

Welcome to this deceptively spacious three bedroom mid-terrace house located in the sought after Newpark estate on the outskirts of Antrim town yet close to most local amenities and transport facilities. As you step inside, you'll be greeted by a cosy living room, ideal for relaxing with family and friends. The kitchen features a full range of mid oak high and low-level units, along with a breakfast bar peninsula and space for a host of integrated appliances.

This lovely home offers three well-proportioned bedrooms, two of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows and external doors ensure plenty of natural light flows through the house, creating a warm and inviting atmosphere. With oil-fired central heating and off-street parking for one vehicle, this property combines comfort and convenience seamlessly.

Don't miss the opportunity to make this house your home sweet home in the heart of Larchfield. Early viewing strongly recommended.

FEATURES

- Entrance porch leading to hall with staircase to first floor
- Living room 17'7" x 11'7" with feature electric fire
- Kitchen with informal dining / Range of solid oak 'Country' style high and low level units and breakfast bar peninsula
- Space for for cooker, washing machine and tumble dryer
- Three well proportioned bedrooms to the first floor / Two with integrated storage
- Family bathroom featuring a panel bath with shower over
- Separate WC
- Generous gardens to the front and rear to include raised timber decking with balustrading
- PVC double glazed windows and external doors / Oil - fired central heating
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT
Fully enclosed front garden with 4 Ft timber fencing and pedestrian gate to front. Neat lawn. Gravel bedding.

ENTRANCE PORCH
Double glazed PVC door with sidelight to entrance porch. Wood laminate flooring. Staircase to first floor with moulded handrail. Door to;

KITCHEN WITH INFORMAL DINING
5.372 x 2.848
Full range of solid oak high and low level kitchen units with complimentary work surfaces and splash back tiling. One and a quarter bowl sink unit with a mixer tap. Display cabinet. Peninsula with breakfast bar seating and additional storage. Space for cooker, washing machine and tumble dryer or dishwasher. Dual aspect windows. Double radiator.

REAR HALL
Large under stairs storage with electric meter box.

LOUNGE
17'7" x 11'7" (5.36m x 3.53m)
Feature electric fire with wooden surround and polished granite hearth. TV and broadband points. Wood laminate flooring. One single and one double radiator.

FIRST FLOOR LANDING
Access to loft.

BEDROOM 1
3.607 x 3.503
(at max) Integrated bedroom storage. Double radiator.

BEDROOM 2
3.526 x 2.968
Integrated bedroom storage. Double radiator.

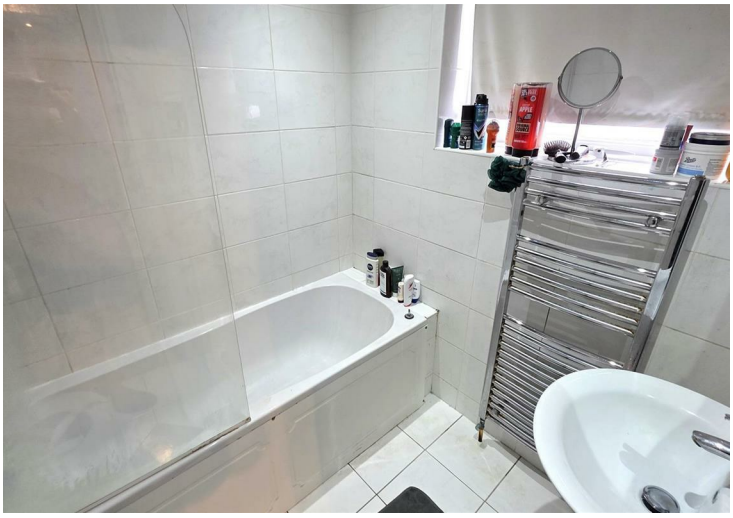
BEDROOM 3
2.728 x 2.442
Single radiator.

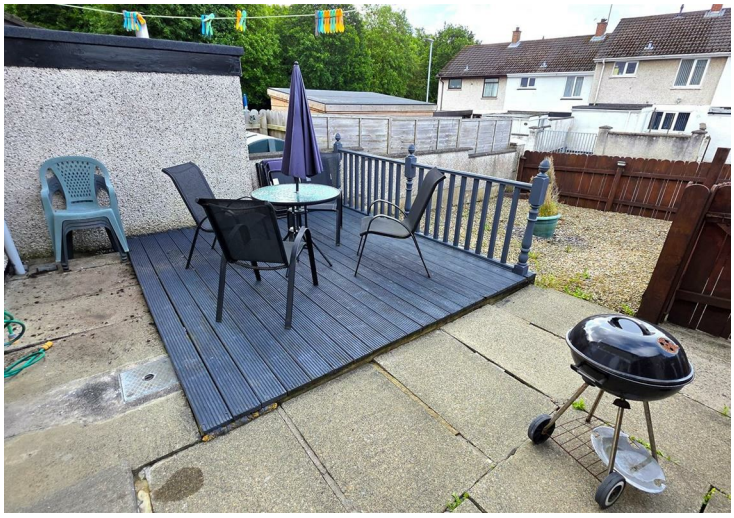
SEPARATE WC
Low flush push button WC. Part PVC panelled walls. Fully tiled flooring

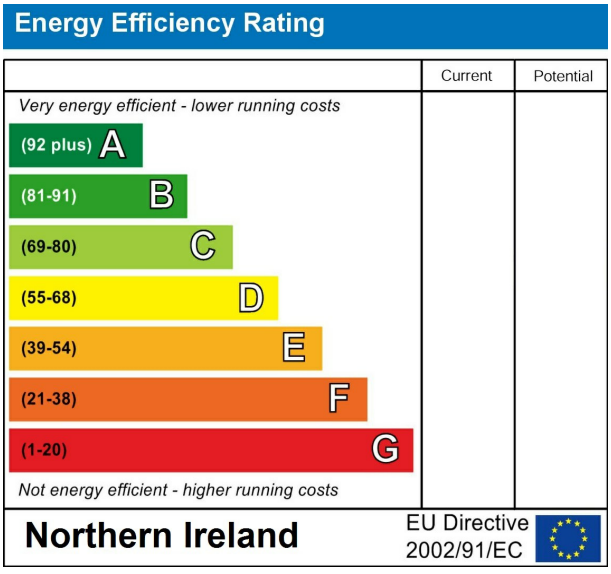
BATHROOM
1.858 x 1.771
White suite comprising a panel bath with brushed steel mixer tap, 'Triton Amber 3' electric shower over and partially glazed screen. A pedestal wash hand basin with chrome 'monobloc' mixer tap. Fully tiled walls and fully tiled flooring. European shaver plug sockets. Chrome towel radiator.

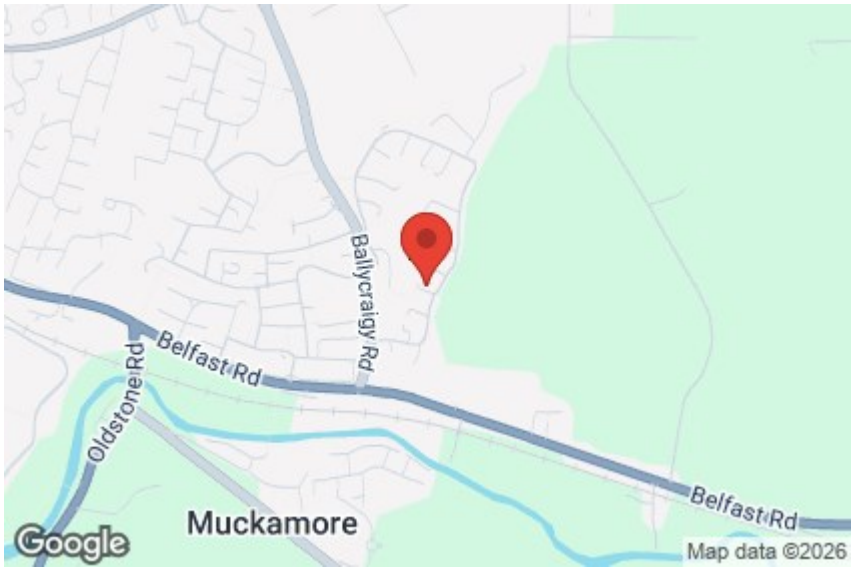
OUTSIDE REAR
Fully enclosed rear garden with four ft timber fencing and pedestrian gate leading to a gravel driveway. Raised timber decking. Paved patio area. Outside tap and solar lighting. PVC oil tank. Brick built boiler house and additional brick built store house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please be aware, service and appliances have not been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.









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12 Church Street, Antrim,Co. Antrim, BT41 4BA
T: 028 9417 0000
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